



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# Sunhurst, 86 Wainsford Road

Everton • Lymington • SO41 0UD







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Immaculately presented, this detached five bedroom home benefits from a sunny south-facing garden, a versatile garden studio, and a separate garage. Ideally located, the property is within easy reach of the village shops and local amenities, and is also conveniently positioned for access to Lymington High Street.



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£925,000

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## Key Features

- Magnificent and substantial kitchen/dining/family room with bi-fold doors opening out to the south facing garden
- Large master bedroom suite with walk-in wardrobe and en-suite shower room
- Two ground floor bedrooms, one with en-suite
- Self contained studio
- Driveway parking for multiple vehicles
- Stunning five bedroom detached offering beautifully presented accommodation throughout
- Two further first floor double bedrooms and family bathroom
- Large workshop/garage
- Utility room and ground floor shower room
- EPC Rating: C

*Est.1988*







# Description

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This beautifully presented and impressive five bedroom home is set well back from the road and offers a stunning open plan kitchen, dining and family living area, featuring bi-fold doors that open onto a south facing garden. The property further benefits from ample off street parking, a garden studio, and a large garage/workshop with convenient rear access.

Front door leading into the entrance lobby. Door into the welcoming entrance hall with stairs rising to the first floor and a generous storage cupboard. Straight ahead lies the stunning open plan kitchen/dining/family room, enjoying a wonderful triple aspect with multiple windows, skylights and bi-fold doors that lead directly out to the rear south facing garden. The kitchen area features an island with breakfast bar, five burner induction hob, one and a half bowl inset sink with mixer tap with Sinkerator waste unit fitted and a selector for softened or filtered water. There is space for seating up to six people. The modern fitted kitchen features a range of integrated appliances and extensive multi-function ovens. Part of the space is arranged as a television area with ample seating and wiring for surround speakers. There is also plenty of room for a large dining table and a separate comfortable seating area. Off the hallway is a useful utility room with a side aspect window, space and plumbing for a washing machine and tumble dryer, wall mounted gas fired central heating boiler and a door giving access to the side of the property. From the utility is a modern wet room fitted with a standalone shower, WC, wash hand basin with built-in vanity storage cupboards, heated towel rail, fully tiled floor and walls and window to the side aspect.

Off the entrance hall are two generous double bedrooms, both offering excellent flexibility of use. Bedroom four, positioned to the right, enjoys dual-aspect windows and is currently arranged as a bedroom with an adjoining en suite shower room. A similarly sized room on the opposite side of the hall provides the option of a fifth bedroom or, as presently used, a spacious study comfortably accommodating two workstations.

From the entrance hall, wide stairs rise to the first floor. The central landing leads to the impressive primary bedroom suite, a particularly spacious room featuring a vaulted ceiling to ridge height and a striking full-height rear-aspect window that floods the space with southerly light while offering views over the garden. This superb suite includes eaves storage, walk-in wardrobe with range of mirror front wardrobes and window to side aspect. En-suite shower room with a corner shower, WC, hand wash basin, heated towel rail, range of built in vanity storage cupboards, fully tiled walls and floor with underfloor heating and window to the side aspect. The family bathroom is well appointed, featuring a bath, separate shower cubicle, WC, wash hand wash basin with built-in vanity storage

cupboards, heated towel rail, fully tiled floor and walls with underfloor heating and window to the side aspect. Completing the first floor are two further double bedrooms, both benefitting from front aspect windows and additional natural light from Velux roof windows.

The house is approached over a brick paviour driveway with ample parking for at least four cars. There is rear access down both sides of the house to the rear gardens which can also be accessed from the kitchen/dining/family room via bi-fold doors. Immediately adjacent to the kitchen/family room is a wide paved terrace ideal for relaxing and entertaining. The paving continues down the left hand side of the garden past a manicured level lawn with ornamental pond. The garden is very well maintained with beautifully planted flower beds and shrubs.

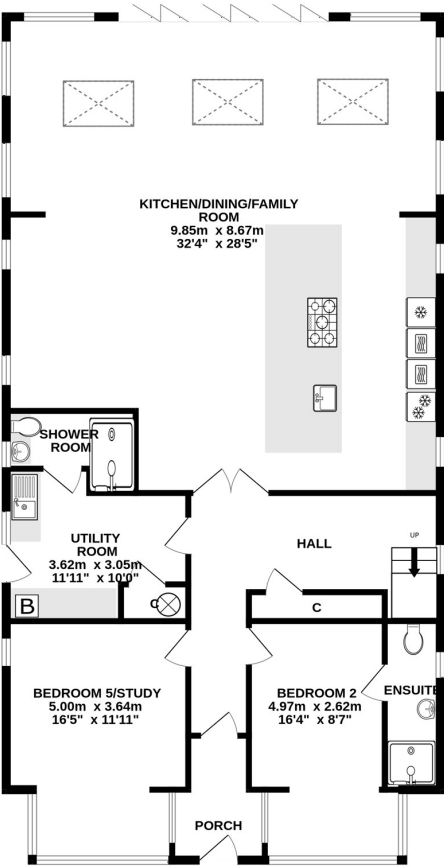
At the end of the garden sits an impressive two room studio, featuring patio doors and two front aspect windows with additional window in the rear room. The studio is fully insulated and equipped with a gas fired boiler providing heating and hot water. There is power, lighting, water, drainage and a hard wired internet connection, this versatile space is exceptionally well appointed. Adjoining the main studio room is a cloakroom fitted with a WC, hand wash basin, and plumbing in place for a shower. Ideal as a hobby room, home office, occasional bedroom, creative workspace or gym, the studio offers exceptional flexibility to suit a variety of needs. In addition, the property benefits from a substantial separate workshop/garage, featuring two sets of doors, window and additional velux window, providing excellent natural light. Accessed via a lane to the rear of the house, the garage is currently arranged as a highly practical workshop, offering superb storage and working space or ideal to securely store and maintain a classic car. There is also a separate shed with double doors and window.

The property is set along a leafy country lane on the edge of the popular village of Everton, offering easy access to Lymington, the New Forest and the coast. Everton itself is a thriving community, benefiting from a village shop supporting many local businesses and a highly regarded public house. Milford on Sea Primary School is only a short drive away, while the vibrant village centre of Milford, approximately 2 miles distant, features an attractive village green surrounded by a variety of shops, cafés and restaurants. The Georgian market town of Lymington lies just 3 miles to the east, renowned for its marinas, river, yacht clubs and excellent range of amenities. To the north, the New Forest National Park offers miles of open heathland, woodland walks and riding opportunities, together with some of the region's most picturesque scenery. For commuters, mainline rail services to London are available from the nearby stations at New Milton, Sway and Brockenhurst.

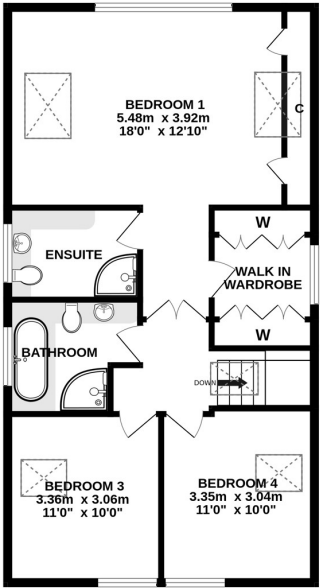


# Floor Plan

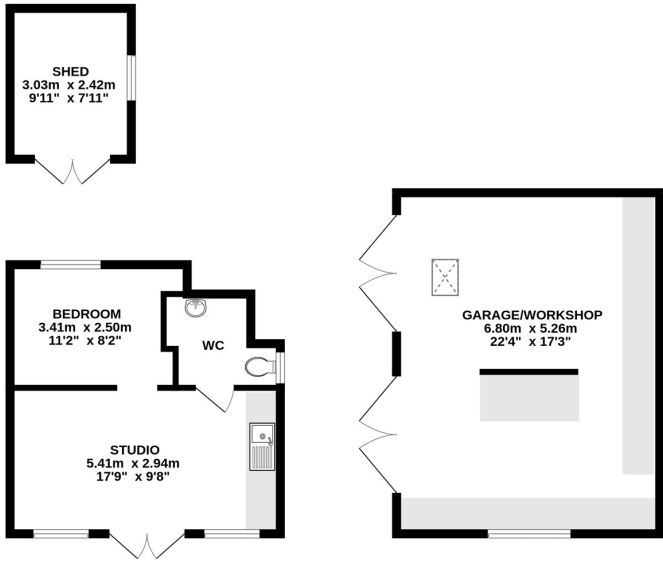
GROUND FLOOR  
144.4 sq.m. (1554 sq.ft.) approx.



1ST FLOOR  
70.5 sq.m. (759 sq.ft.) approx.



OUTBUILDINGS  
70.6 sq.m. (760 sq.ft.) approx.



SUNHURST, 86 WAINSFORD ROAD

TOTAL FLOOR AREA : 285.5 sq.m. (3074 sq.ft.) approx.

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For more information or to arrange a viewing please contact  
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